

PERMIT CENTER

HANDOUT ON RESIDENTIAL SIDE SEWERS

Informational Brochure

January 2020

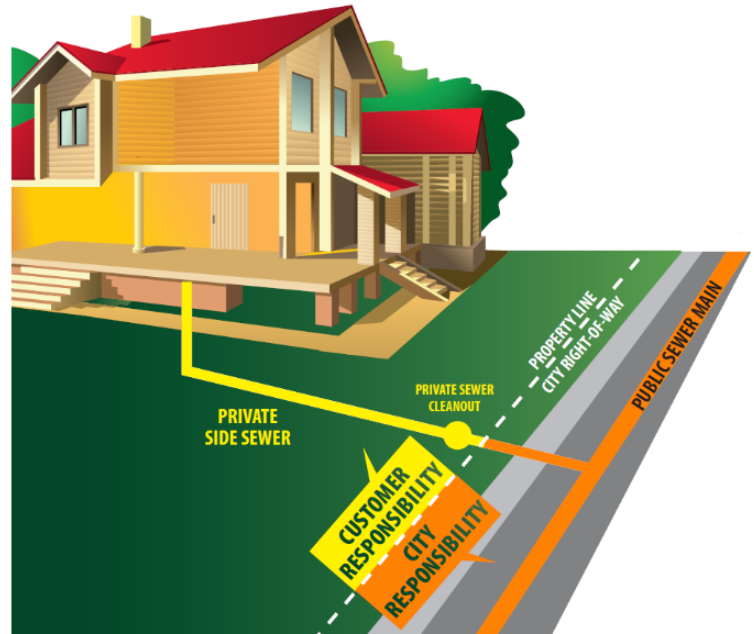
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What is a side sewer?

Side sewers, also often called sewer laterals, are pipes that carry sewage from a home's wastewater plumbing to the City's public sewer main. These pipes usually are 4" or 6" diameter, and depending on when the line was installed, are made of clay, concrete, PVC, or ductile iron. Generally, the homeowner is responsible for portions of the side sewer located on private property, and the City is responsible for portions of the side sewer within public rights-of-way.



If I'm already connected to public sewer, how can I find out where my side sewer is located?

There are several steps you can take to help locate your side sewer.

1. You can contact City staff who will provide you with any record drawings for your property. Most parcels connected to public sewer have an "as-built" sketch showing the location of this line on the property.
2. In the absence of such sketches, staff may be able to provide drawings or inspection reports for the public portion of the system that may be helpful in locating where your side sewer connects to the sewer main, which can help you identify the approximate location of the private portion of the side sewer.
3. A professional plumber or side sewer contractor often has a small camera or other device that can be inserted into your side sewer either through an access pipe (referred to as a "cleanout") or a drain located in your house, that will transmit a signal which can be detected on the surface of the ground.

Do I need a permit to repair or replace the side sewer on my property?

Yes, you (or a licensed contractor hired by you) will need to complete a Utilities Permit Application form.

See *"Electronic Submittal of Sewer Permit Application"* below.

A property owner may perform construction or repair work on their own property, but any contractor hired by the owner must be licensed and bonded with the State of Washington, and must have a valid City of Auburn Business License. A property owner may not work in the right-of-way or connect directly to a public sewer main or manhole.

If my home is served by an on-site septic system, or I am planning to build on an empty lot, and I wish to connect to public sewer, what steps should I take?

1. Contact City staff to determine who your sewer service provider is, whether service is available, other details such as the depth and location of potential connection points, and estimated fees.

Most City residents are in the City's service area, but some properties on West Hill are in the Lakehaven Water and Sewer District, and on the north and northeast portions of Lea Hill some properties are in Soos Creek Water and Sewer District or the City of Kent service areas.

There are limits to what type of repair/replacement you can do with your septic system if you are within 200 feet of public sewer. Those limitations are determined by the King County Department of Environmental Health (206-477-8050). The City will only inform the County of the proximity to sewer, and does not make any determination about what repairs or improvements can be made.

NOTE: If connection to public sewer requires a public sewer extension, please refer to the Facility Extension (FAC) handout on the City's website.

2. Determine how and where the connection from the building sewer to the sewer main will be made.
3. Complete a Utilities Permit Application and submit it to the City (see "**Electronic Submittal of Sewer Permit Application**" below). A sketch showing how you plan to make the connection is helpful, and may be required if the connection point to the main is not straightforward where the connection will be.
4. If any construction within public right-of-way is necessary, complete a Construction/Excavation Permit application (available on the City's website).
5. The City will then determine the fees associated with each permit and whether any additional information is needed.
6. Once all information is complete and fees are determined, the applicant will be notified that the permit is ready to be issued. Fees are payable at that time.
7. Complete construction of the line up to the building, call for an inspection in accordance with instructions on the permit, but do not backfill the trench until the inspection is complete.
8. Prior to your inspection, complete a Side Sewer Construction Drawing ("As-Built") showing the location of the new side sewer and other pertinent information listed on the attached form. Provide this drawing to your inspector.
9. If you are converting from a septic system, have the septic tank pumped by a certified pumper, punch a hole in the bottom of the septic tank, remove or break the lid, and fill the tank with sand and gravel.
10. Billing will begin when the final sewer inspection is complete, or when the water meter is installed for new construction.

Electronic Submittal of Sewer Permit Application

1. Go to the City's website www.auburnwa.gov, search for "Forms", and select "Utilities Permit Application". Under the Sewer Application section, check one of the following:
 - New Connection – for installing a new side sewer to serve a previously unsewered property
 - Side Sewer Repair - for repairing a small specific section of the pipe
 - Side Sewer Relocation - for replacing or relocating the entire line
2. The Property Owner must sign the Owner Authorization form. Make sure that the contractor's information is complete. If the Owner is performing the work themselves, indicate that on the form.
3. Email the completed form to applications@auburnwa.gov.

Permit Fees and Charges

The Property Owner is responsible for all construction and restoration costs associated with a new side sewer connection, repair, or replacement. For the City's current Fee Schedule, see www.auburnwa.gov and search for *Fee Schedule*.

The 2020 Permit Fees for repair or replacement of your side sewer on private property are:

| | |
|--|----------|
| Side Sewer Repair Permit | \$ 90.00 |
| Side Sewer Relocation/Replacement Permit | \$140.00 |

For new connections, the following 2020 Fees and Charges will apply for a single family home. Contact the City for commercial or multi-family charges:

| | |
|---|------------------|
| Sewer Permit (New Connection) | \$ 205.00 |
| Sewer System Development Charge | \$2,750.00 |
| Construction Permit (for work in right-of-way) See the City of Auburn Fee Schedule | To be determined |
| Payback Charges or Charges-in-Lieu of Assessment ⁽¹⁾ | Varies |

⁽¹⁾ If a property connects to a sewer main previously constructed by a developer or by the City, a payback charge (to the developer) or a charge-in-lieu of assessment (to the City) may be owing as reimbursement to the developer or the City for a portion of the cost of the sewer construction.

Note: In addition to City sanitary sewer connection fees, King County will impose a sanitary sewer connection fee (King County Capacity Charge) for King County's regional sewer system, in accordance with King County Code 28.84.050. King County will bill customers directly for this charge, generally over a 15-year period once the sewer work is complete. This charge is not to be paid to the City. For more information, see www.kingcounty.gov/capacitycharge.

Side Sewer Requirements

1. Side sewers must connect to the sewer main using a tee connection. If they connect to a manhole, that manhole must be rechanneled to accept the new pipe.
2. Side sewers must be solid wall polyvinyl chloride (PVC) SDR-35 pipe, or ductile iron (DI) pipe. They must use push-on, gasketed joints, not glued joints.
3. Side sewers must slope down from the building sewer to the sewer main at a minimum 2% slope (2 feet of drop for every 100 linear feet).
4. Side sewers in the right-of-way must be a minimum of 6" in diameter.
5. Side sewers serving a single family residence may be 4" in diameter on the property being served.
6. Side sewers should have a maximum length of 150 feet. If a longer side sewer is required, the City may allow it with additional conditions such as additional cleanouts or a larger pipe.
7. 5/8" crushed rock must be used as bedding for the pipes. It should extend from at least 6" below the pipe to 6" above the pipe.
8. Cleanouts must be installed within three feet of the building, and at or near the property line. See the attached standard details.
9. When repairing/replacing a portion of a pipe, a coupling specifically designed to match the outside diameters of the existing and the new pipe must be used.

PROPERTY LINE, R.O.W., OR
PUBLIC SEWER EASEMENT

5' OR WIDTH OF
UTILITY EASEMENT
(WHICHEVER IS GREATER)

4'x2"x4", PRESSURE TREATED
TEMPORARY MARKER, WRAP
WIRE AROUND MARKER

SEWER CLEANOUT,
REFER TO STD.
DETAIL S-02

FINISH
GRADE

NOTES:

1. LAY SIDE SEWERS PERPENDICULAR TO THE MAIN. EXTEND SIDE SEWERS FROM THE SEWER MAIN ONLY WITH TEES.
2. BENDS ARE NOT ALLOWED IN THE PUBLIC RIGHT OF WAY (R.O.W.).
3. PORTION OF THE TEMPORARY MARKER EXTENDING OUT OF THE GROUND SHALL HAVE 2" HIGH STENCILED "SS" LETTERS IN BLACK PAINT, DEPTH TO THE STUB SHALL BE NOTED.
4. SIDE SEWERS SHALL BE 6" DIA. UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER, WITH A MINIMUM SLOPE OF 2%.
5. GREATER THAN 25° ANGLE (47% SLOPE) REQUIRES CONCRETE BLOCKING. GREATER THAN 45° REQUIRES EPOXY LINED DUCTILE IRON TEE.

1'x2"x4"
PRESSURE
TREATED
CLEAT

9 GAUGE
GALV. WIRE

PVC PLUG (TO BE
REMOVED WHEN
CONNECTION IS MADE)

GASKETED
SWEEPING WYE

6" DIA. MIN.,
2% MIN. SLOPE

TEE

PVC PLUG
OR CAP AT
END OF LINE

SEWER MAIN

12"x2"x4" PRESSURE
TREATED ANCHOR

APPROVED BY CITY ENGINEER:

DATE:

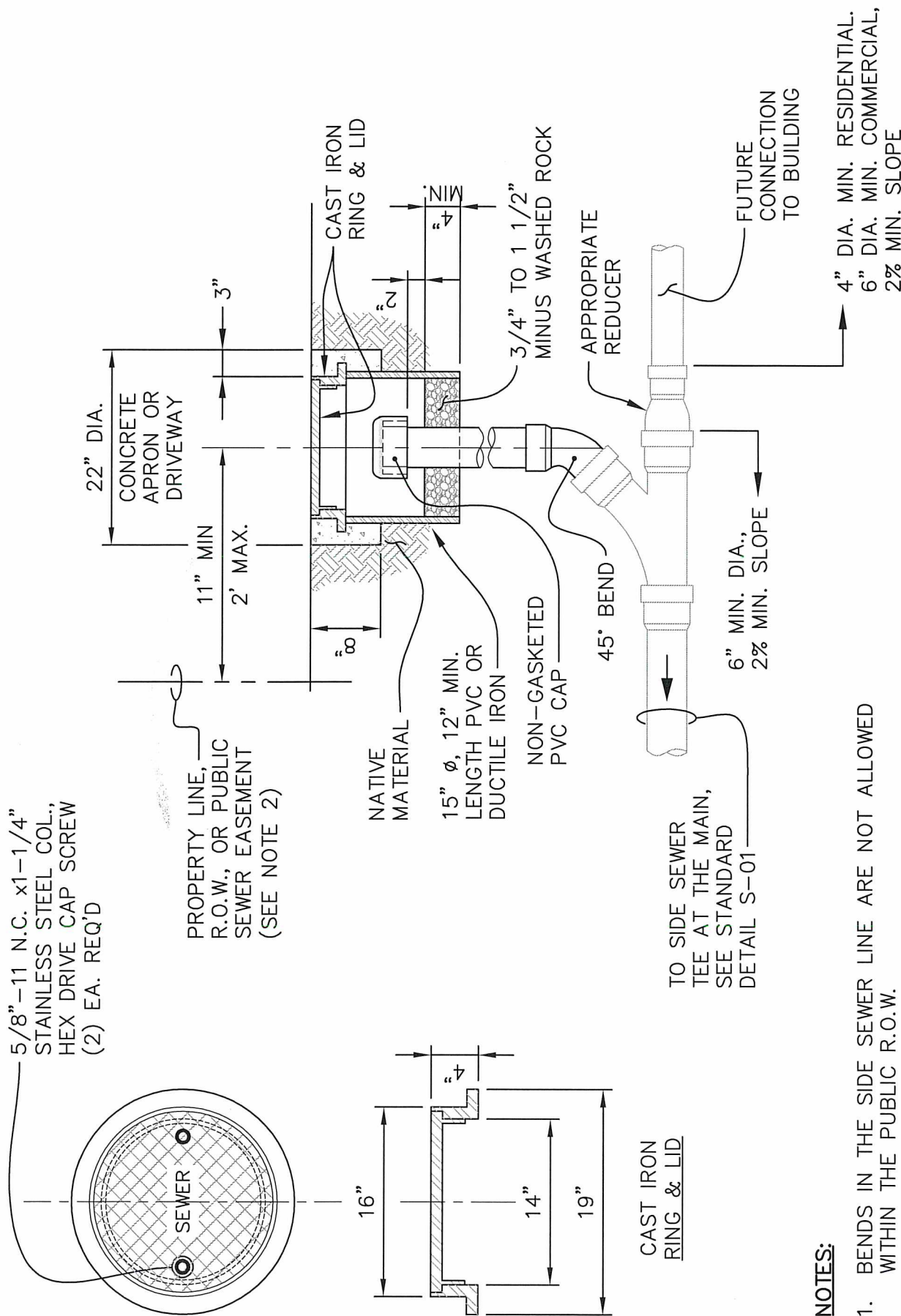
8/5/2016



SIDE SEWER
STUB

COMMUNITY DEVELOPMENT & PUBLIC WORKS DEPT.

STANDARD DETAIL: S-01.1



NOTES:

1. BENDS IN THE SIDE SEWER LINE ARE NOT ALLOWED WITHIN THE PUBLIC R.O.W.
2. CLEAN OUTS MAY BE ESTABLISHED ON BACKSIDE OF UTILITY EASEMENTS IF APPROVED BY CITY ENGINEER.
3. ADDITIONAL CLEAN OUTS ARE REQUIRED ON SIDE SEWER LINE WITHIN PRIVATE PROPERTY WHEN CUMULATIVE BENDS ON SIDE SEWER LINE EQUALS OR EXCEEDS 135°

APPROVED BY CITY ENGINEER:

DATE:



PRIVATE SANITARY
SIDE SEWER CLEAN OUT